STRATFORD PLACE

SOLIHULL

A COLLECTION OF SEVEN EXCLUSIVE THREE-BEDROOM TOWNHOUSES

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IMMACULATELY DESIGNED WITH YOU IN MIND

Each home at Stratford Place has been thoughtfully designed over three floors and benefits from an open plan kitchen/living room with bi-fold doors onto the garden, under floor heating (ground floor), three double bedrooms with Jesse fitted wardrobes and a principal suite with dressing area and luxury en-suite bathroom.

Careful consideration has been taken with interior specifications, which includes fully fitted designer SieMatic Kitchens, Siemens integrated appliances, Quooker tap and Porcelanosa bathrooms.

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SITE PLAN

THE TIDBURY

1 2

THE TIDBURY
(HANDED)

3

THE ARDEN

4 6

THE ARDEN
(HANDED)

5 7

Externally, each house at Stratford Place has been wired to benefit from electrical vehicle charging points along with two allocated parking spaces. The gardens are beautifully landscaped by award-winning Isola Garden Designs.

THE TIDBURY

TOTAL AREA
107.3 SQM 1154 SQFT

GROUND

KITCHEN
3740 X 2490MM 12' 3" X 8' 2"

LIVING / DINING
4985 X 4715MM 16' 4" X 15' 5"

FIRST

BEDROOM 2
4290 X 3120MM 14' 0" X 10' 2"

BEDROOM 3
3670 X 2620MM 12' 0" X 8' 7"

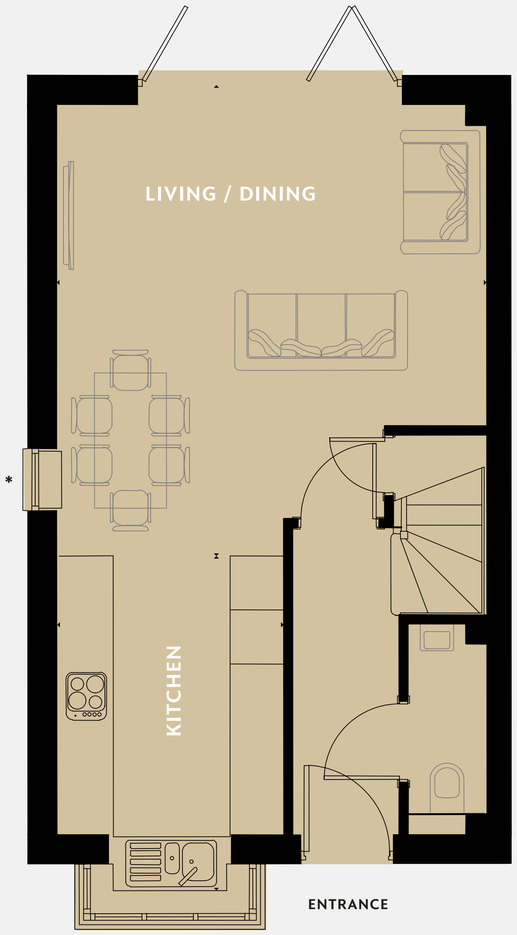
SECOND

PRINCIPAL BEDROOM
4170 X 3610MM 13' 1" X 11' 10"

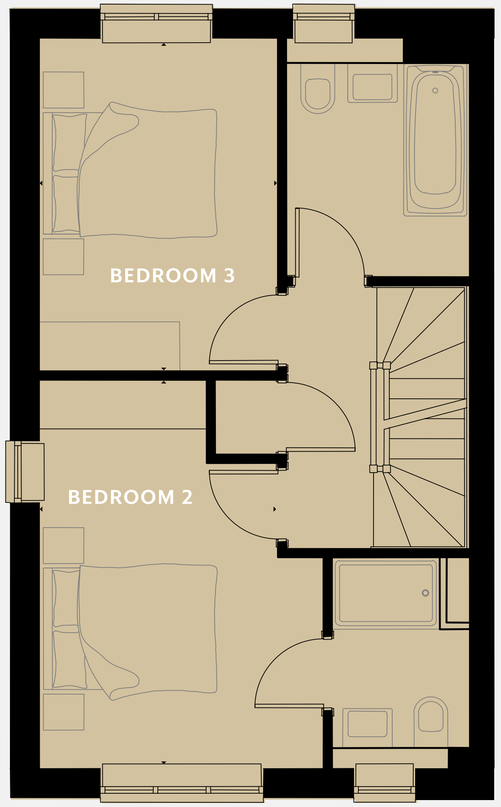
DRESSING ROOM
2590 X 1875MM 8' 6" X 6' 1"

PLOT 1 GARDEN W 5.1 X L 8.0M
PLOT 2 GARDEN W 5.1 X L 7.7M

*Window only on plot 1
- - - - Roof windows



GROUND



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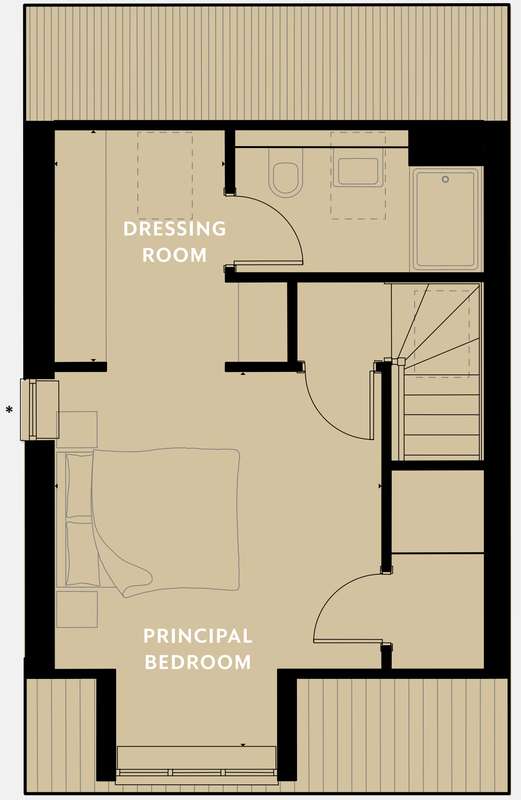

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(HANDED)

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4170 X 3610MM 11'10" X 13'1"

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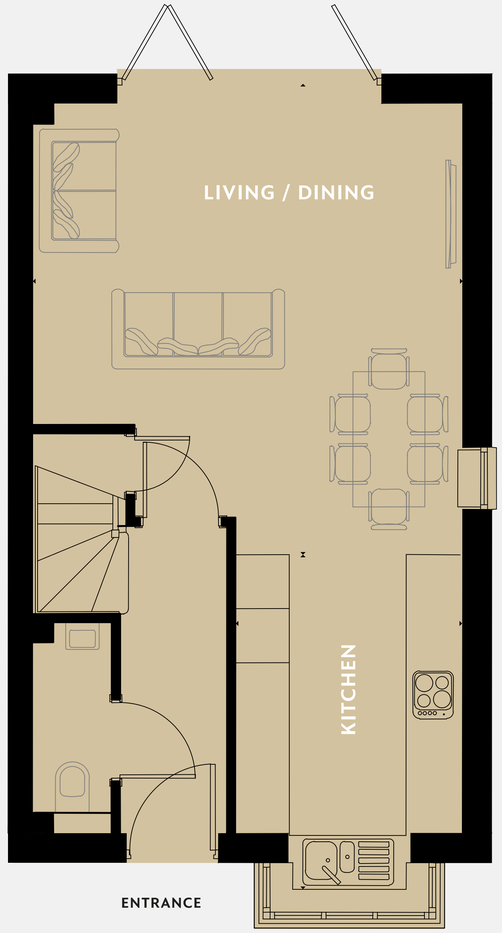
PLOT 3 GARDEN W 6.8 X L 7.4M

---- Roof windows



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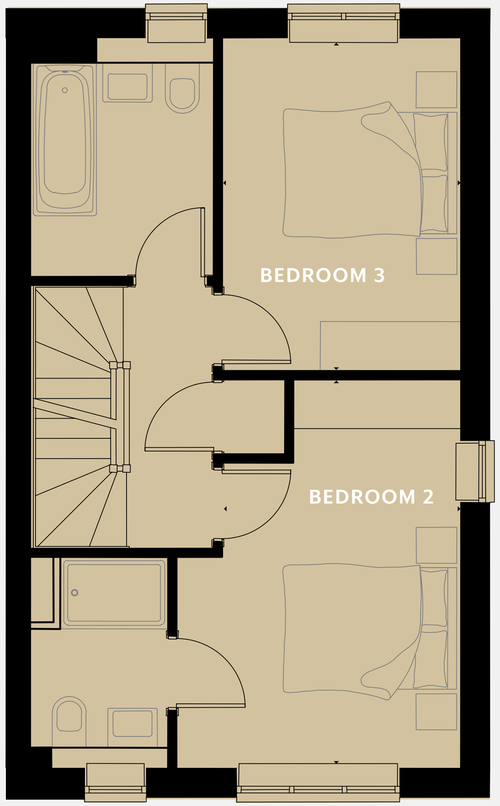

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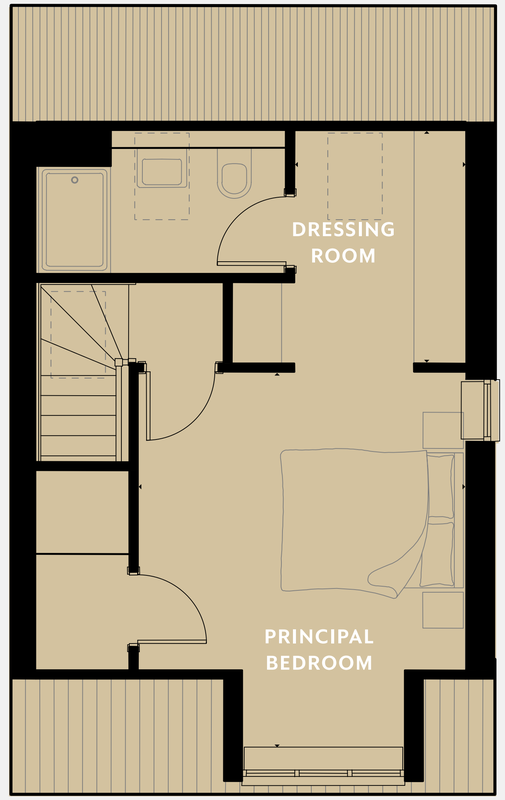


SECOND

N

THE ARDEN

TOTAL AREA
103.1 SQM 1109 SQFT

GROUND

KITCHEN
4090 X 2760MM 13' 5" X 9' 0"

LIVING / DINING
5740 X 4030MM 18' 10" X 13' 2"

FIRST

BEDROOM 2
4030 X 3155MM 13' 2" X 10' 4"

BEDROOM 3
4030 X 2840MM 13' 2" X 10' 11"

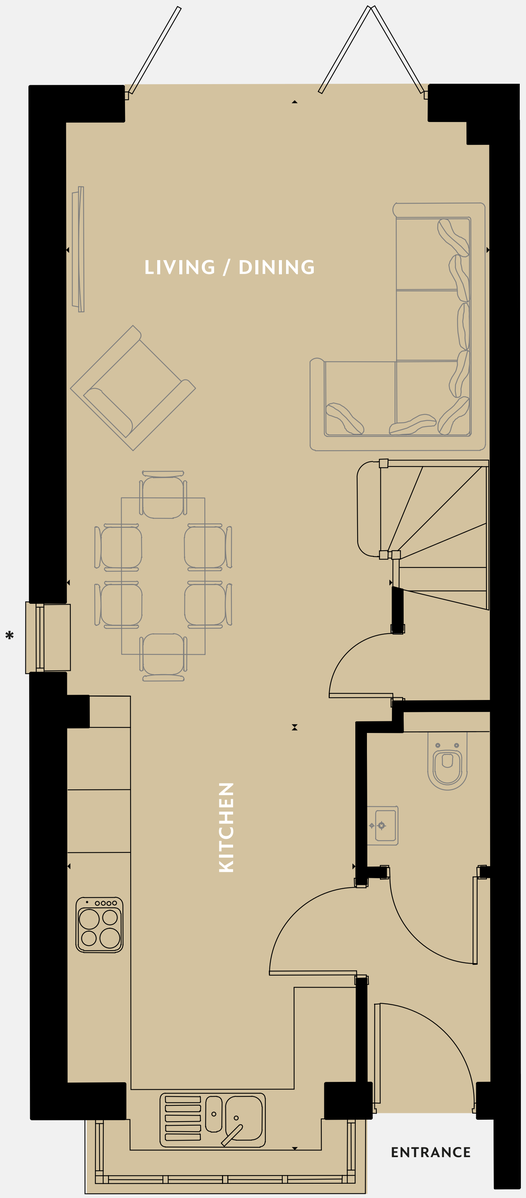
SECOND

PRINCIPAL BEDROOM
4555 X 3025MM 14' 11" X 9' 11"

DRESSING ROOM
2280 X 1590MM 7' 5" X 5' 2"

PLOT 4 GARDEN W 5.8 X L 10.2M
PLOT 6 GARDEN W 5.1 X L 10.2M

*Window only on plot 4
- - - - Roof windows



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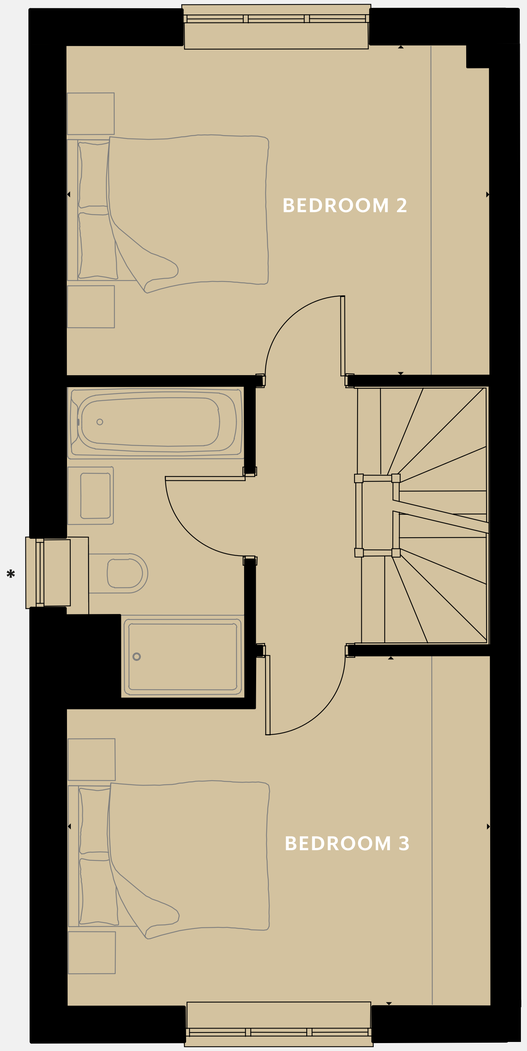
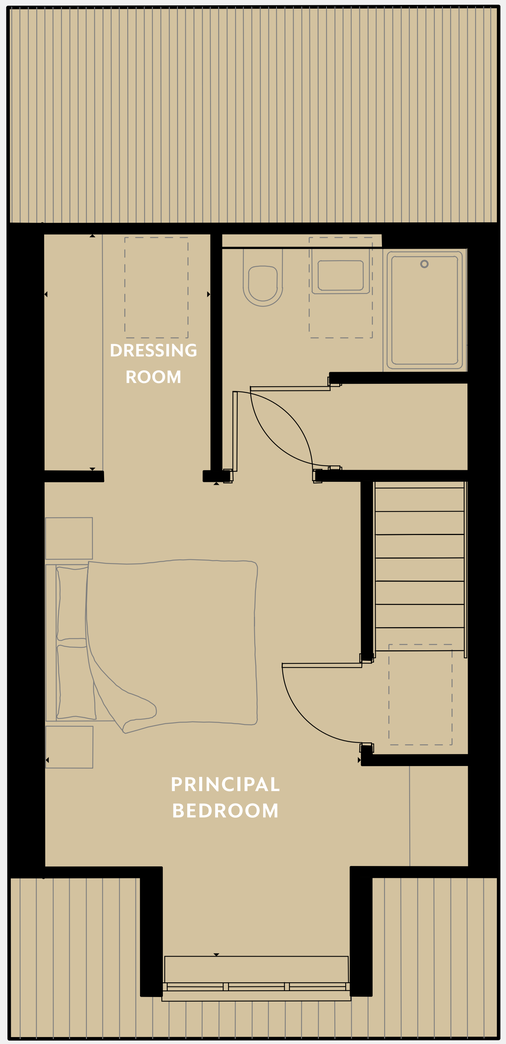


FIRST



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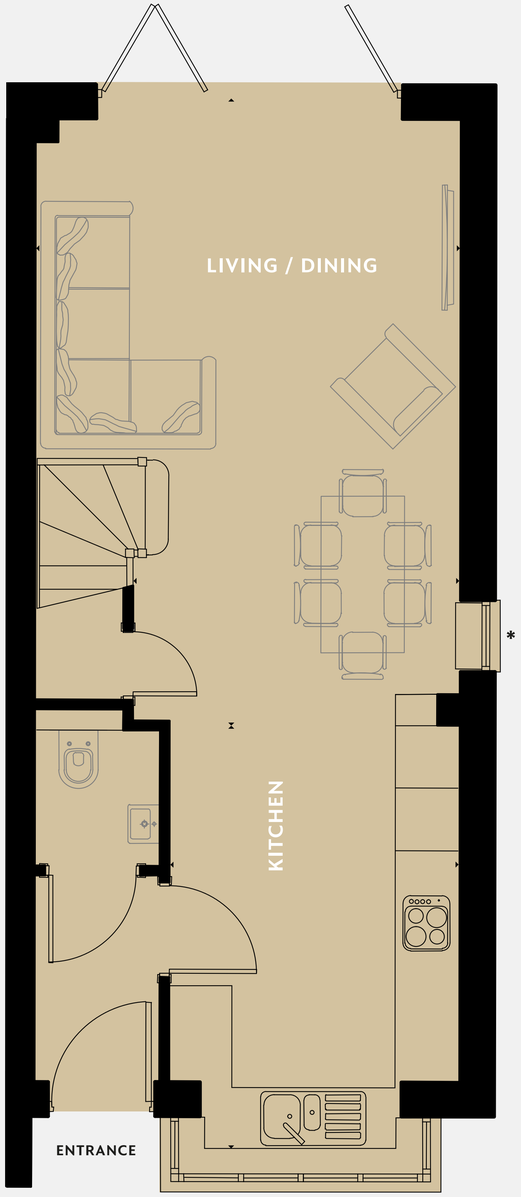
*Window only on plot 7
---- Roof windows



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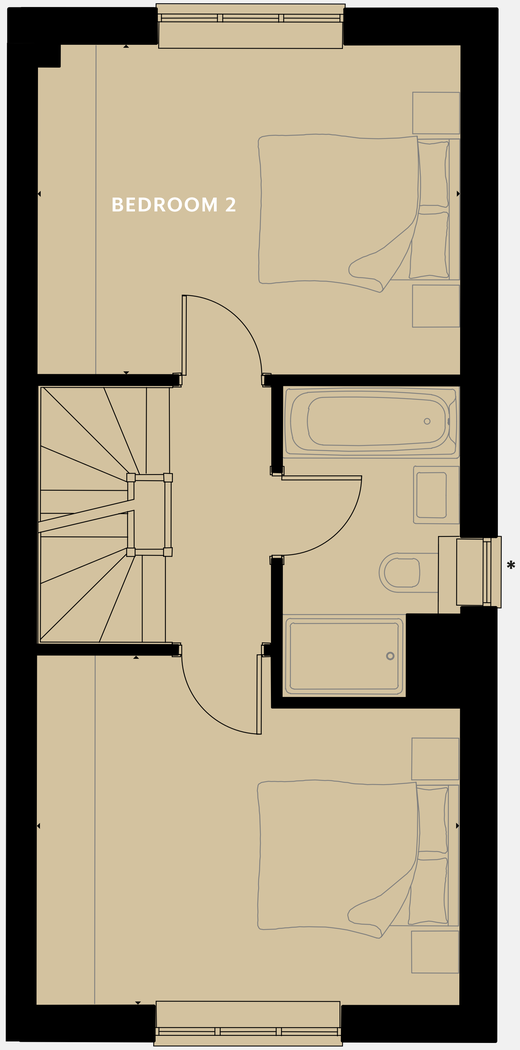
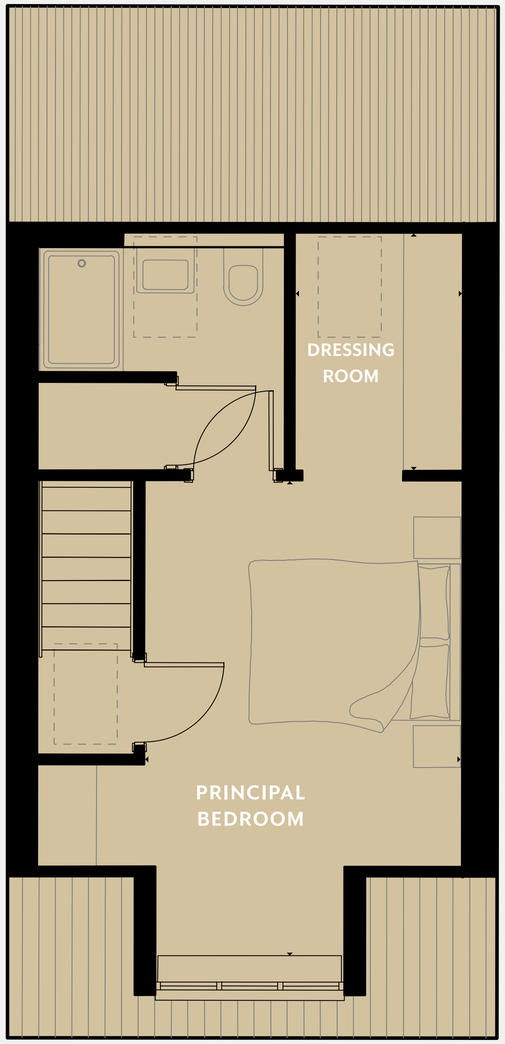


FIRST



SECOND

N

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ITS ALL IN THE DETAIL

KITCHEN
• Designer and award winning SieMatic Kitchens
• 6mm Glass splashback
• 20mm Silestone
• Air Uno extractor**
• Blanco Andano stainless steel sink
• Quooker 3in1 Flex boiling tap
• Integrated Siemens appliances including:
- single oven
- compact microwave oven
- induction hob
- fridge/freezer
- dishwasher
- washer dryer

CLOAKROOM
• Porcelanosa ceramic basin with chrome basin mixer and bottle trap
• Dual flush concealed cistern frame with Porcelanosa wall hung WC and soft close lift off seat
• Half tiled with Porcelanosa ceramic wall tiles and porcelain floor tiles

BATHROOM
• Porcelanosa ceramic basin with chrome basin mixer and bottle trap
• Concealed cistern frame with Porcelanosa wall hung WC and soft close lift off seat
• Porcelanosa acrylic bath and chrome bath filler with tiled bath panel
• Porcelanosa thermostatic dual shower column over bath with Porcelanosa movable glass bath screen
• Full height tiling with Porcelanosa ceramic wall tiles and matching porcelain floor tiles
• Double chromed for mirrored finish brassware
• Shaver point
• Extractor fan

EN-SUITES
• Porcelanosa ceramic basin with chrome basin mixer and bottle trap
• Concealed cistern frame with Porcelanosa wall hung wc and soft close lift off seat
• 80mm Porcelanosa light stone shower tray
• Porcelanosa chrome sliding shower door and thermostatic dual shower column
• Full height tiling with Porcelanosa ceramic wall tiles and matching floor tiles
• Double chromed for mirrored finish brassware
• Shaver point
• Extractor fan

PRINCIPAL BEDROOM
• Fitted Jesse wardrobes with bronze full length mirrors

BEDROOMS 2 AND 3
• Fitted Jesse Plana wardrobes with doors in a matt finish

INTERNAL FINISHING
• Porcelanosa wood effect ceramic floor tiles to kitchen/living/dining room and hallway
• Hallway, bathrooms and WC painted Dulux Heritage Wiltshire White
• Kitchen/lounge/dining and en-suites painted Dulux Heritage Indian White
• Principal bedroom painted Dulux Heritage Quartz Grey
• Bedroom 2 painted Dulux Heritage Turtle Dove
• Bedroom 3 painted Dulux Heritage China White

ELECTRICAL / WATER
• Worcester Bosch boiler system
• Dedicated USB ports in selected rooms
• Cat6 wiring to allow WiFi6 capability
• Burglar alarm
• Smoke detectors on all floors

EXTERNAL FEATURES
• Wiring for electrical vehicle charging points*
• 1.8m close boarded fence to rear garden plus gate
• Turfed lawn
• Paved patio area
• Outside tap in rear garden
• External power sockets
• External lighting

GENERAL
• 10 year build Q Assured Policy

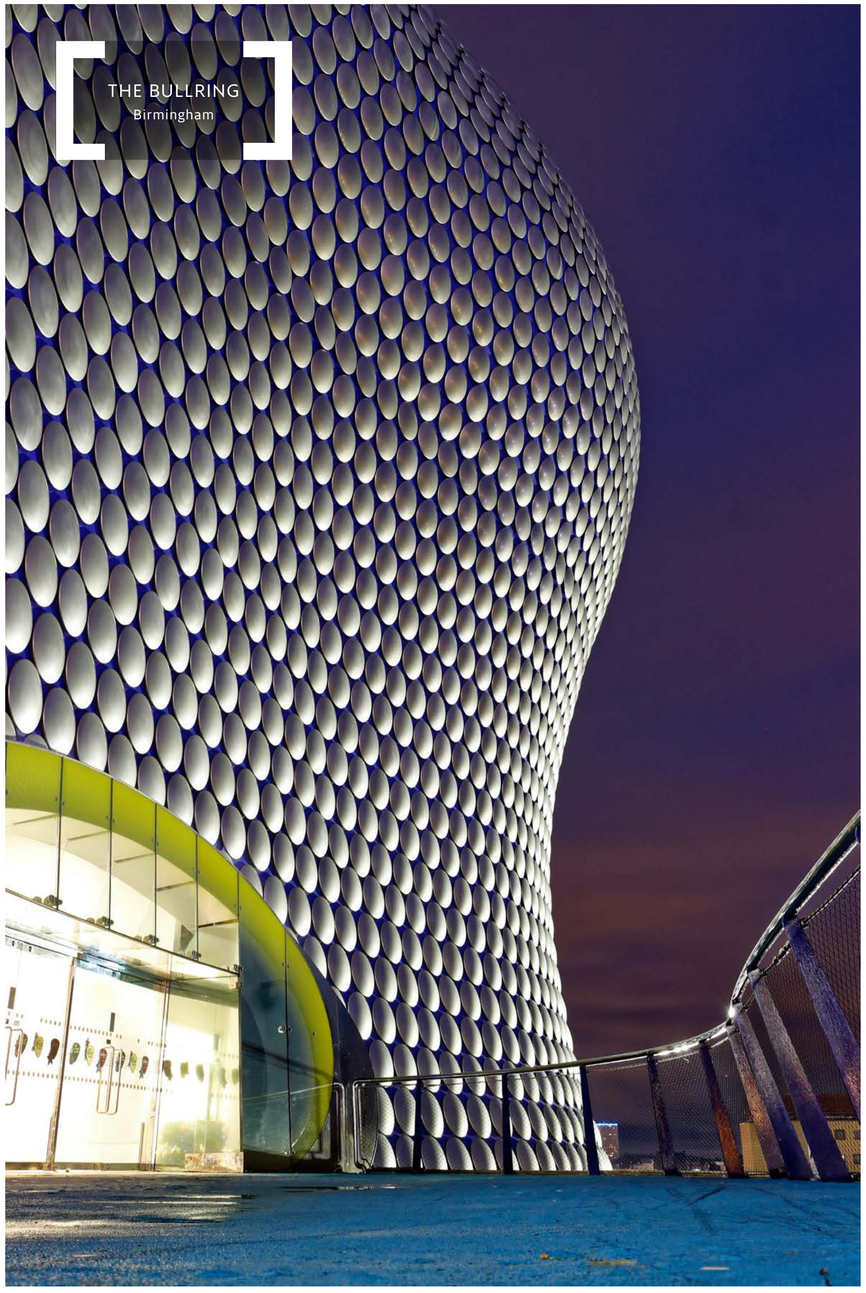
*Plot 1 benefits from installed charging point
**Plot 2 has Bora extractor

IDEALLY LOCATED

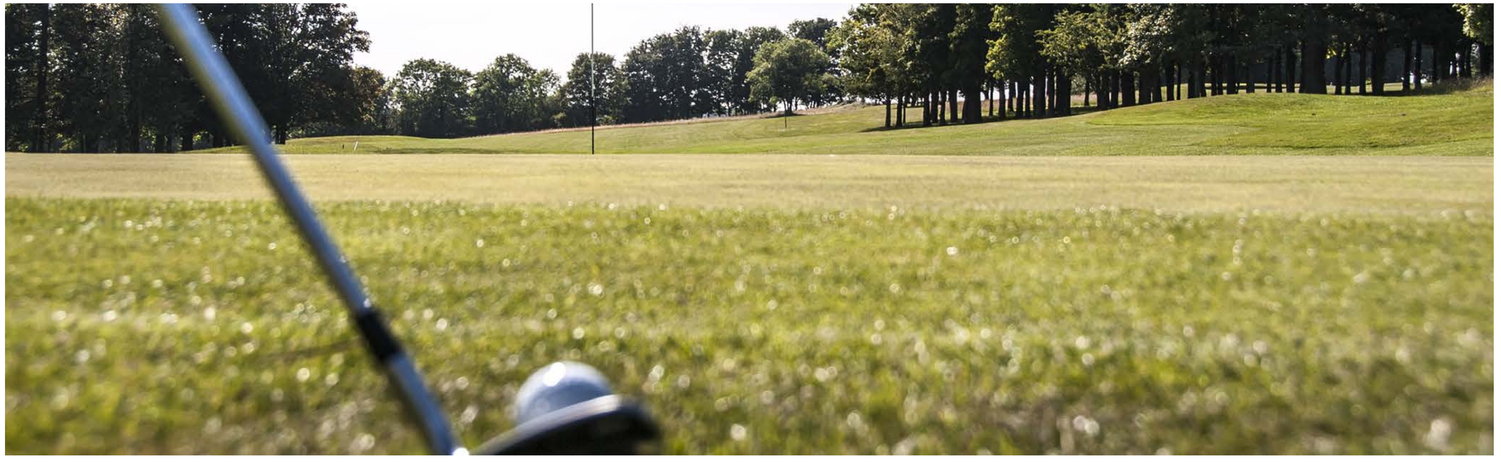
Stratford Place is located approximately 10 minutes drive from the affluent town of Solihull, home to popular, well-known stores like Waitrose, M&S, Next and John Lewis found in or close to the Touchwood Centre. There is also a great choice of restaurants such as Cote Brasserie and Carluccio's as well as some independent eateries.

A little closer to the development you will find the local shops in Shirley, a David Lloyd gym and a selection of schools for all ages including top independent schools. You will also be in easy reach of the beautiful Warwickshire countryside and Resort World shopping.

Birmingham city centre is just over 25 minutes drive away and the development benefits from excellent transport links to the M42, the M6 and Birmingham Airport. Solihull will soon benefit from an HS2 Hub, making trips across the country easier and faster.


THE BULLRING
Birmingham

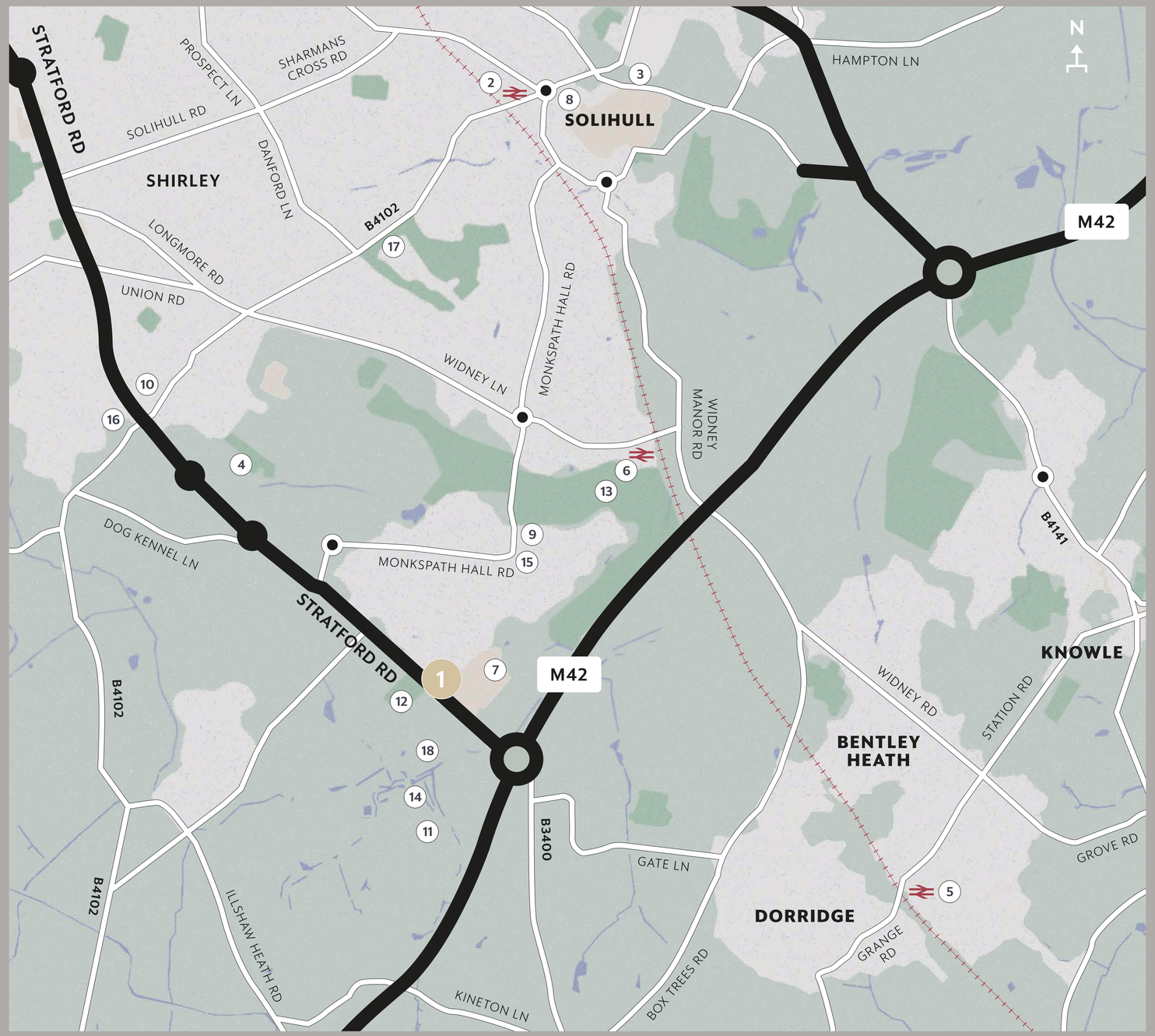
Masons Arms
Face
Letting Place
SOLIHULL
Town Centre



1. **Stratford Place**
2. Solihull train station
3. Solihull hospital
4. David Lloyd Gym
5. Dorridge train station
6. Widney Manor train station
7. Tesco EXTRA
8. Waitrose
9. The Farm Inn
10. Solihull Retail Park
11. Virgin Active Gym
12. Shirley Golf Club
13. Widney Manor Golf Club
14. Busy Bees Nursery
15. Monkspath Infant and Junior School
16. Our Lady of Wayside Catholic Primary School
17. Alderbrook School
18. Blythe Valley Park

Birmingham City Centre	8 miles
Birmingham Airport	8 miles
Resorts World	8.5 miles
NEC	8.5 miles
M6	9 miles

Source Google Maps April 21



A development by

FIVEHOMES

All Enquiries

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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